

**AGENDA:** May 11, 2004

**4.2**

**CATEGORY:** Consent

**DEPT.:** Community Development

**TITLE:** Set Public Hearing Date – Downtown  
Precise Plan Amendments and Related  
Ordinances

### **RECOMMENDATION**

Set the date for a public hearing on May 25, 2004 to consider adopting amendments to the Downtown Precise Plan, rescinding two overlapping precise plans, rezoning several properties in the downtown area and amending the Zoning Ordinance to eliminate centerline setbacks in the Downtown Precise Plan area.

**FISCAL IMPACT** – None.

### **BACKGROUND AND ANALYSIS**

At their meetings on February 2, 2004 and March 17, 2004, the Downtown Committee and the Environmental Planning Commission recommended a list of City Council actions related to the Downtown Precise Plan. These recommendations include:

- Approval of a Mitigated Negative Declaration.
- Adoption of a resolution amending the Downtown Precise Plan as a part of the Phase II update and rescinding two overlapping Precise Plans (Eagle Square and El Camino-Castro Gateway);
- Adoption of an ordinance rezoning the following areas:
  - Properties fronting on Hope Street, between Church Street and Fairmont Avenue, from R3-2 (Multiple-Family Residential) to P (Planned Community) for inclusion in Area J of the Downtown Precise Plan;
  - Eagle Square from P (Area I of the Downtown Precise Plan) to PF (Public Facilities); and
  - Properties at the southeast corner of Castro Street and El Camino Real from P-22 (El Camino-Castro Gateway Precise Plan) to CRA (Commercial/Residential-Arterial).

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- Adoption of an ordinance eliminating centerline setbacks for all streets in the Downtown Precise Plan area.

Key issues concerning the recommendations were reviewed by the City Council at a study session on April 20, 2004. Changes which the Council preliminarily supported have been incorporated into the Draft Precise Plan, and the Initial Study has been revised to address them. It is anticipated that the Council will make final decisions on these changes, and the entire Precise Plan, on May 25, 2004.

**PUBLIC NOTICING** – Agenda posting.

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cc: Environmental Planning Commission

Downtown Committee